

ZONING HEARING PREFILING APPOINTMENT AND REVIEW INFORMATION

APPOINTMENTS: Call 305-375-2640 for a Zoning Hearing review appointment. Community Zoning Appeals Boards hear almost all zoning items. In order to facilitate the processing of your zoning hearing, please determine which of the 15 Community Zoning Appeals Boards your property falls into and schedule a pre-filing review appointment and filing appointment with the zoning hearing specialist who will be processing the hearings for that area. To determine which Community Zoning Appeals Board has jurisdiction in your area, you can log onto our internet site at www.miamidade.gov/planzone and click on Community Councils. Scroll down to maps.

CZAB #2 - Bob Coleman	CZAB #8 - Bob Coleman	CZAB #13 - Ron Connally
CZAB #3 - Bob Coleman	CZAB #9 - Lou Salvat	CZAB #14 - Donna Jacoby
CZAB #4 - Bob Coleman	CZAB #10 - Fred Endara	CZAB #15 - Donna Jacoby
CZAB #5 - Ron Connally	CZAB #11 - Lou Salvat	CZAB #16 - Donna Jacoby
CZAB #7 - Lou Salvat	CZAB #12 - Fred Endara	M. LAKES - Ron Connally

IMPORTANT NOTE: Incomplete applications will not be accepted. You are strongly encouraged to make a pre-filing appointment with a Zoning Hearing Specialist to review your zoning hearing application for completeness and to review your plans prior to filing. Once complete, the hearing application may only be submitted between the first and the seventh calendar days of each month. Make your appointments to file your hearing application in advance.

REVIEWS:

The following departments will review all applications to be heard before the Community Zoning Appeals Board, the Board of County Commissioners or Miami Lakes Board. You need to contact DERM and Public Works early in the process or prior to filing for a review of your application/plans to ensure that your application will not be held up pending additional information, documentation or changes which may be needed by either of these offices.

ZONING EVALUATION - 11th Floor

(305) 375-2566

Call to speak to a Zoning Evaluator regarding your Hearing Recommendation

PLANNING DIVISION - 12th Floor

(305) 375-2835

Contact: Frank M^cCune in the Metropolitan Division for a determination of Master Plan consistency.

PUBLIC WORKS REVIEW - 14th Floor

Public Works Dept. (305) 375-2115

Contact: The Zoning Review Section for information regarding street dedication requirements prior to completion of your plans. Additionally be advised that your hearing will not be scheduled until concurrency review has been cleared by this Department.

D.E.R.M.

(Department of Environmental Resources Management) (305) 372-6503 or (305) 372-6502

33 S.W. 2nd Avenue - 5th Floor;

Contact: Enrique Cuellar

Be advised that your hearing will not be scheduled until DERM has reviewed & cleared it for all aspects of Chapter 24. If your proposed business use requires EQCB approval, please apply for and obtain approval prior to filing for zoning hearing.

ZONING INFORMATION: In order to research the zoning of your site and to obtain the zoning history of all past hearings on the property, contact **Zoning Information** on the 12th Floor for copies of all Resolutions and/or Agreements that apply to the subject site (Department of Planning and Zoning) (305) 375-1806/(305) 375-1807.

forms/11/12/97; rev.9/26/01; rev. 11/21/01/sbl; revised 7/2/02 sbl; revised 08/21/02; last revised 9/9/02